

## PLAN ELEMENTS

### GOALS, OBJECTIVES, AND POLICIES

The Comprehensive Plan goals, objectives, and policies evolved from existing county goals, goals of municipalities within Maricopa County, and lengthy discussions at public meetings, focus groups and partnering meetings. The formulation of a realistic and implementable plan for the Tonopah/Arlington planning area is based on a set of comprehensive goals, objectives, and policies. These objectives and policies are intended to augment the Comprehensive Plan and reflect citizen concerns in the Tonopah/Arlington planning area. The Area Plan elements are presented in four subject areas:

- Land Use
- Transportation
- Environmental
- Economic Development.

The following are generalized definitions that should be referred to as a guide when reading this chapter of the *Tonopah/Arlington Area Plan*.

A **goal** is a concise statement describing a condition to be achieved. It does not suggest specific actions, but describes a desired outcome.

An **objective** is an achievable step toward the goal. Progress towards an objective can be measured and is generally time dependant.

A **policy** is a specific statement to guide decision-making. It is derived from the goals and objectives of the plan.

### LAND USE

#### **Goals, Objectives and Policies**

The following goals, objectives, and policies have been developed to accomplish specific policies of the land use component of the *Tonopah/Arlington Area Plan*.

The goal of the land use element is to:

*Promote efficient land development that is compatible with adjacent land uses, is well integrated with the transportation system, and is sensitive to the natural environment.*

Within this goal, the following objectives and policies apply:

#### ***Tonopah/Arlington Objective L.1***

- a. Create orderly, efficient, and functional development patterns.**
- b. Create high quality residential, commercial, and industrial land developments that are compatible with adjacent land uses.**

Policy L1.1 Residential development at one (1) unit per acre or greater intensities are to be directed toward urbanizing portions of the County.

Policy L1.2 Residential development exceeding one dwelling unit per acre shall be permitted only in areas designated as mixed use or in approved development master plans.

- Policy L1.3 Encourage land developers to cooperate with residents, and homeowner's associations during any development review process for construction near the property holdings of those residents and homeowner's associations.
- Policy L1.4 Encourage the location of rural density residential development (less than one dwelling unit per acre) where natural environmental conditions suggest low intensity development.
- Policy L1.5 Review development proposals along major streets and adjacent to existing and approved land uses to determine compatibility with those uses
- Policy L1.6 Discourage the location of commercial or industrial developments in locations specified for development with rural density land uses.
- Policy L1.7 Encourage light industrial development in the vicinity of the Palo Verde Nuclear Generating Station.
- Policy L 1.8 Encourage preservation of existing agricultural land.
- Policy L 1.9 Consider the impacts of development applications that have an effect on population, housing and land use projections, and document these effects in the approved plan.
- Policy L 1.10 Discourage the construction of dirt roads caused by unplanned lot splitting.

***Tonopah/Arlington Objective L.2***

**Provide for a functional, efficient and cost effective system of utilities, facilities and services to serve county population and employment centers.**

- Policy L2.1 Permit residential developments that exceed one dwelling unit per acre only if they have community water and sanitary sewer systems provided.
- Policy L2.2 Where possible and appropriate, in the design and construction of new development, preserve natural drainage ways, including the Hassayampa River, major washes, and open space corridors.
- Policy L2.3 Encourage the inclusion of private open space and recreational opportunities to meet the needs of occupants in subdivisions and development master plans.
- Policy L2.4 Support public agency coordination to provide a balanced system of recreational opportunities in the County.
- Policy L2.5 Continue to establish and maintain a system of regional park and recreational facilities to serve the residents of the County.

***Tonopah/Arlington Objective L.3***

**a. Provide sufficient public services for intensity of land use.**

**b. Minimize conflicts between urban and rural land uses.**

- Policy L3.1 New urban land use development shall be in accordance with the Tonopah/Arlington Area Plan and respective land use categories.
- Policy L3.2 New urban development shall 1) supply evidence of adequate supply of potable water, and 2) provide for public wastewater treatment.
- Policy L3.3 New urban zoning shall be within one mile of existing urban development.
- Policy L3.4 New urban development shall identify sites for parks and schools. Developments outside the General Plan Development Area may be required to provide additional urban services that include police, fire, schools, parks and libraries as necessary.

- Policy L3.5 New urban development (residential and commercial) shall provide evidence of adequate fire protection prior to rezoning. The following standards apply:
- a) Four (4) minute response time
  - b) 500 gallons per minute pressure rating
  - c) Minimum two (2) engines able to respond
- Policy L3.6: New urban development shall have access to a four (4) lane improved arterial road (110-foot right-of-way).

## **TRANSPORTATION**

### ***Goals, Objectives and Policies***

The following goals and policies were developed for the Tonopah/Arlington Area Plan. They fall into three broad categories: roadway planning, non-motorized travelways, and natural and cultural resource protection. Further development in the Tonopah/Arlington transportation system shall adhere to these goals and policies. These goals were developed from review of prior plans including the Tonopah *Land Use Plan* (1992), and the *County Wide Comprehensive Plan Goals, Policies, and Standards* (1997). Public comments and a survey of area households conducted in 1997 supplemented these. The following outlines the specific goals, objectives, and policies.

#### **The goal of the transportation element is to:**

*Provide an efficient, cost-effective, integrated, accessible, environmentally sensitive, and safe countywide multi-modal system that addresses existing and future roadway networks, as well as promotes transit, bikeways, and pedestrian travel.*

With this goal the following objectives and policies apply:

#### ***Tonopah/Arlington Objective T.1***

**Establish a circulation system that provides for the safe, convenient and efficient movement of goods and people throughout Maricopa County.**

- Policy T1.1 Maintain Level of Service C or better on all County-owned roadways and intersections.
- Policy T1.2 Encourage and support the development of safe efficient alternate mode facilities and service in the Tonopah area including bicycles, pedestrians and transit as appropriate
- Policy T1.3 Support the continued maintenance of existing roadways to provide safe and long lasting travelways in the Tonopah area.
- Policy T1.4 Support efforts to provide all-weather travel over washes where justified.
- Policy T1.5 Encourage the Arizona Department of Transportation to improve interstate access at the appropriate time.
- Policy T1.6 Where appropriate, support efforts to obtain land dedication for roadways during rezoning and subdivision processes.
- Policy T1.7 Development applications should require the continuation of the arterial street system based upon existing grid based system. Deviation can be

- made, but must be accompanied by documentation that the proposed alternative is superior.
- Policy T1.8 Encourage landowners to form improvement districts as a mechanism to pave dirt roads.

## **ENVIRONMENT**

### ***Goals, Objectives, and Policies***

There are four general conditions within Maricopa County which deserve consideration of the application of environmental protection measures. These include floodplains and drainage ways, mountainsides where slopes exceed 15 percent and areas within the Palo Verde-Saguaro Community. Floodplains and drainage ways require protection or restrictive development standards to minimize destruction of property during periods of flooding. Areas with slopes greater than 15 percent should be subjected to minimal development due to the potentially destructive nature of cut and fill operations that are often necessary for providing property access and building pads.

Major drainage ways, with designated floodplains have been designated as open space corridors. Where appropriate, other drainage ways may also be established as open space, but in any case, provisions for continued drainage should be maintained. Where possible, open space corridors are encouraged to function as walkways or bicycle and equestrian trails as well as drainage corridors.

The Palo Verde-Saguaro Community represents the stereotypical desert environment and the natural beauty associated with arid landscapes. Although development can be compatible with Palo Verde-Saguaro Communities, it must usually be maintained at relatively low densities (not greater than 2.0 du/acre), and sensitively designed so that the image of the Palo Verde-Saguaro Community is retained.

In many instances within Maricopa County the Palo Verde-Saguaro Community exists in or near areas of steep slopes. Therefore, development restraints that are intended for either steep slope or Palo Verde-Saguaro Communities will be mutually compatible. Two environmental goals have been established through the comprehensive planning process for Maricopa County to specifically address the natural and human environment:

**Goal 1:** *Promote development that considers adverse environmental impacts on the natural and cultural environment, preserves highly valued open space, and remediates areas contaminated with hazardous materials.*

**Goal 2:** Improve air quality and reduce noise impacts.

With these goals the following objectives and policies apply to the Tonopah/Arlington planning area:

#### ***Tonopah/Arlington Objective 1***

**Encourage developments that are compatible with natural environmental features and which do not lead to their destruction.**

- Policy E1.1 In order to minimize adverse impacts of hillside development, the submittal of land development applications on lands with slopes of 15 percent or greater should be discouraged.
- Policy E1.2 Encourage land uses and development designs that are compatible with environmentally sensitive areas such as parks, open space, floodplains, hillsides, wildlife habitat, scenic areas, and unstable geologic and soil conditions.
- Policy E1.3 Encourage compatible land use relationships with sources of excessive noise.
- Policy E1.4 Encourage the preservation of the scenic quality of the Tonopah Mountains, Saddle Mountain, Flatiron Mountain, and Palo Verde Hills.
- Policy E1.5 Encourage land uses and development designs that are compatible with soil conditions which have severe development constraints such as within the Cherioni Rock outcrop area located in the southwestern portion of the planning area, the Casa Grande Harqua located in the southeast portion of the planning area, and the Carrizo-Brios and Carrizo associates which are located along the eastern edge of the planning area.
- Policy E1.6 Support the Bureau of Land Management in their efforts to designate Saddle Mountain as a special management area.

***Tonopah/Arlington Objective 2***

**Protect and preserve existing water resources and minimize flood hazards.**

- Policy E2.1 Support Flood Control District policies, drainage regulations, and floodplain regulations for all development within the County.
- Policy E2.2 Encourage cooperation with the Flood Control District to minimize land development conflicts and achieve compatibility with the development and implementation of Area Drainage Master Plan Studies and other relevant investigations.
- Policy E2.3 Discourage the location of structures that would alter current storm water drainage patterns and which would increase water ponding and sheetflow in areas of extremely flat land and areas currently susceptible to sheetflow.
- Policy E2.4 Limit the location of land uses, which rely on direct extraction of groundwater to where subsidence is neither an existing condition nor is projected to occur in the future.
- Policy E2.5 Encourage developments that maximize recharge of groundwater supplies and utilize treated wastewater for water amenities and irrigation.
- Policy E2.6 Encourage the use of drought tolerant and low water consumptive landscape materials.

***Tonopah/Arlington Objective 3***

**Preserve existing habitat areas of wildlife and/or desert plant species.**

- Policy E3.1 Encourage the protection of threatened and endangered species.

- Policy E3.2 Support preservation practices in the Palo Verde-Saguaro Community.
- Policy E3.3 Encourage the use of replacement vegetation that is primarily indigenous to the Palo Verde-Saguaro Community for land developments which disturb that community.
- Policy E3.4 Recognize the unique character of the Palo Verde Hills and encourage desert preservation practices when reviewing proposed land use changes that may affect them.
- Policy E3.5 Encourage the preservation and/or restoration of riparian habitats.

***Tonopah/Arlington Objective 4***

**Protect historical and archaeological resources.**

- Policy E4.1 Prior to development, excavation, or grading, require that an applicant submit a letter from the Arizona State Historical Preservation Office stating that the proposed land development will have no effect on historical and cultural resources.

***Tonopah/Arlington Objective 5***

**Support Maricopa County efforts to reduce PM-10.**

- Policy E5.1 Encourage the reduction of unpaved roads.

**ECONOMIC DEVELOPMENT**

***Goals, Objectives, and Policies***

The goal of the economic development element is to:

*Promote a growing, balanced, efficient, and diversified economy, consistent with available resources, that enhances quality employment opportunities, improves quality of life, and is sensitive to the natural and cultural environment.*

***Tonopah/Arlington Objective 1***

**Permit major commercial and job employment centers where the labor force and infrastructure exist or are planned.**

- Policy ED1.1 Encourage commercial development only when its demand can be justified and with the provision that construction will be completed on the proposed facilities within a specified time period.
- Policy ED1.2 Encourage commercial development in areas currently zoned for such activity and in areas that are a portion of a large scale or planned development.
- Policy ED1.3 Discourage strip commercial development.
- Policy ED1.4 Encourage commercial development adjacent to designated I-10 interchanges.
- Policy ED1.5 Encourage mixed use development at the I-10 Interchange at Tonopah Road (411th Avenue).
- Policy ED1.6 Require that existing recreational vehicle/mobile home parks be fully constructed prior to the approval of new ones. Require a market study that clearly demonstrates the need and market for additional recreational vehicle/mobile home parks prior to approval of new parks.
- Policy ED1.7 Require that future industrial and commercial development be adequately screened from public view.

- Policy ED1.8 Encourage industrial development on property zoned industrial prior to rezoning of additional property for industrial use.
- Policy ED1.9 Encourage low intensity industrial development in the area designated industrial north of the Palo Verde Nuclear Generating Station.
- Policy ED1.10 Encourage energy production industrial contributions to occur within their surrounding community.
- Policy ED1.11 Encourage the construction of a high school in the Tonopah/Arlington planning area at such time that student population will support its existence.

***Tonopah/Arlington Objective 2***

**In developments with densities greater than one dwelling unit per acre create a land use environment that generates a diversified economic base which fosters varied employment opportunities, and encourages business formation and expansion.**

- Policy ED2.1 In the review of development master plan applications where the application will greatly effect current population, housing, and land use projections and distribution, the impacts of the application must be thoroughly considered and the effects on the current plan noted.





